

# **Fort Lowell Historic Zone Advisory Board**

## **Minutes**

The Fort Lowell Historic Zone Advisory Board (FLHZAB) held a meeting on **Tuesday, February 23, 2010**, at **7:00 pm** in the **McClure Residence, 5440 E. Fort Lowell Road**, Tucson, Arizona.

### **1. Call to Order and Roll Call**

In attendance: Jim Klein, Carl Ewing, Elaine Hill, Bob Brisley, Peggy Sackheim, Karen Zimmermann, Jo McClure

Absent: Bob Hastings

Guest: Drew Gorski and Corky Poster – Poster-Frost Assoc., Jonathan Mabry – City of Tucson.

Associates: Minette Burges, Mary Lou Nuttall,

### **2. Consent Agenda**

- a. Approval of Minutes of January 26, 2010  
Corrections were noted and minutes were approved.
- b. Treasurer's Report

### **3. Plans Review**

- a. Adkins Parcel (Fort Lowell Park Master Plan)-Demolitions; 5444/5450/5460 East Fort Lowell Road and 2951 North Craycroft Road (Fort Lowell Historic Preservation Zone) (T10SA00068) Historic Preservation Zone Case (HPZ 10-09).

Drew Gorski and Corky Poster of Poster Frost presented the plan for demolition of two structures - the steel manufacturing building and the Magore house ruin, the windmill frame, a concrete water tank, as well as several concrete slabs. The current plan is for 1) demolition of the structures and slabs, followed by 2) environmental remediation of soil and archeological work (expected to be complete by October), then 3) preservation/restoration work on the Officers Quarters ruins according to the Master Plan.

Desert Archeology has been subcontracted to monitor the demolition. The County will use an "on-call" contract for the demolition itself. Each element of demolition was discussed:

- i. Some portions of the Adkins Steel building will be salvaged for possible use in interpretive exhibits or as materials in a future phase of the project, possibly 1-2 panels of the steel building, the service panels, one column. There is currently no plan or design for use of the elements.  
The panels are unusual in their construction, as they were poured onsite.

The columns are possibly old salvaged pipe from early Tucson. It is unknown at this time where the materials will be stored. The Board recommends that any salvaged materials be stored out of public view because it may be some time before they are used.

The Board asked Poster Frost to consider the possibility of salvage of more of the materials so that they might be reused locally within the Historic Zone or nearby areas. It may require coordination with the Contractor and inquiring if anyone in the local area wants to purchase the materials before they are hauled away (this could be coordinated through the OFLNA).

The Board moved and approved a motion to approve the demolition of structures as presented, but requested that salvageable materials be considered for reuse in the Fort Lowell area if it is feasible. The Board asked Poster Frost to consult with City staff about the processes involving any salvageable materials, a salvage plan, the impact of time and cost to execute disassembly and to provide the information by the next meeting.

- ii. The windmill base will be removed in order to fill and cap a well. Likewise the concrete water tank must be moved to access and cap a well.
  - iii. The Board requested assurance that trees will not be removed and that the project will be carefully controlled.
  - iv. The Board requested full documentation and information be provided on the Magore house – year built and history. The information may have to be obtained from Mr. Adkins if it was not gained during the Background report for the Master Plan.
- b. Bryan Atwood, Domingo Romero house, 2922 N. Beverly (house is set back from road and behind a house that fronts Beverly). Contractor requests to change color from white to tan. The front entry way (swatches painted for Board review) has been painted a dark brown/orange. The color proposed was found to be too dark, and more reflects a modern interpretation of adobe homes.

The house has always been white and the Board moved and approved a recommendation that it remain white or light tan; no darker than adjacent adobe homes to the south and west. All the swatches painted for review are too dark..

#### **4. Old Business**

a. Monitoring of current projects:

- i. San Pedro Chapel reconstruction of the ramp for accessibility at the West Chapel door.

The Board requested the consultation of the City Preservation Officer, Jonathan Mabry, because the ramp that was constructed is considerably different from what was proposed to the Advisory Board at its onsite review.

The ramp was proposed as a repair to the wooden platform and a small concrete ramp. What was built is bigger, more formal, fans out to the north and south (not proposed), and assumes a much larger visual footprint that is unacceptable. The Board discussed remediation of the project. The

Chapel is a Historic Landmark and small projects such as this one undertaken piecemeal are having larger impact on the historic integrity overall. Other changes to the property include changes made to landscape, the proposal for many concrete benches, a memorial garden, etc.

It was moved and approved that the Chair request a meeting between the Advisory Board and the Neighborhood Association Council to discuss fixing the ramp, as well as to discuss ongoing conservation efforts at the site. The Board recommends that no further renovations or improvements be undertaken at the Chapel without first being approved as part of a Master Plan for the property.

- ii. 5328 E. Fort Lowell Rd. Gate is in. Unexpected changes to front landscape  
Red rock has been installed in the circular front driveway along with large rocks placed around the driveway perimeter, very much changing the appearance of the site. The large red rock has made it very difficult to cross the property on the multi-use path (sidewalk). Pedestrians, cyclists and those pushing strollers have been observed going into the street because they cannot navigate the rocks. The owner will be contacted.
- iii. Concrete benches at San Pedro Chapel. OFLNA (Old Fort Lowell Neighborhood Association) wants more input.  
Refer to discussion above concerning San Pedro Chapel. Motion was made and approved that benches should not be installed until they have been approved as part of a master plan for the Chapel site.

b. Monitoring of Historic Zone Preservation Cases

- i. HPZ-08-12, Contributing Non-historic, 5601 E Fort Lowell Rd, Marruffo  
Nothing to report

c. Historic Zone Standards and/or Zoning Issues

- Contributing Historic, 5347 E Fort Lowell Rd, DeConcini - paint color/shed as residence  
Nothing to report

d. On going monitoring in Historic District

- i. Schoolhouse property, 5301 E. Fort Lowell Rd.
- ii. Fort Lowell Restoration Advisory Committee (FLRAC)
- iii. Adkins parcel – Follow up..
- iv. Commissary -- rentals, other uses

The Board discussed the condition and use of the Commissary with Jonathan Mabry, proposing that guidelines for tenants be developed in order to better preserve the historic property. He agreed to collaborate with the Board, City and Parks on development of written guidelines to be used for the property management.

**5. New Business**

- a. Election of officers.

Postponed pending reappointment of members.

**6. Subcommittee Reports**

- b. Membership
- c. Portfolio
- d. Inventory
- e. Design Review Guidelines
- f. Archiving

Nothing to report

**6. Announcements**

- a. Robert Hastings pamphlet
- b. Fort Lowell Restoration Advisory Committee (FLRAC)
- c. OFLNA

Discussed as above. Need clarification on the Hastings pamphlet at a future meeting.

**8. Call to the Audience**

**9. Future Agenda Items**

Next meetings are scheduled for 4<sup>th</sup> Tuesdays of the month  
Mar. 23, Apr. 27, May 25, June 22, July 27, Aug 24, ...

**10. Adjournment**